



WILLIAM T FUJIOKA  
Chief Executive Officer

## County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
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*"To Enrich Lives Through Effective And Caring Service"*

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November 05, 2014

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

## ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

32 of November 5, 2014

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**DEPARTMENT OF PARKS AND RECREATION:  
WHITTIER NARROWS EQUESTRIAN CENTER REFURBISHMENT PROJECT  
ESTABLISH CAPITAL PROJECT NO. 87231  
APPROVE PHASE 1 PROJECT BUDGET AND SCOPE  
FIRST DISTRICT  
(3 VOTES)**

### **SUBJECT**

Approval of the recommended actions will authorize the Department of Parks and Recreation to implement Phase 1 of the Project at the Whittier Narrows Equestrian Center using a Board-approved Job Order Contract and establish the Whittier Narrows Equestrian Center Refurbishment Project, Capital Project No. 87231.

### **IT IS RECOMMENDED THAT THE BOARD:**

1. Find the proposed Phase 1 of the Whittier Narrows Equestrian Center Refurbishment Project categorically exempt from the provisions of the California Environmental Quality Act because the Project consists of no expansion in size or use, is limited to replacement of existing structures and minor alterations in the condition of land, and for the reasons stated herein and also as reflected in the record of the Project.
2. Establish Capital Project No. 87231 for the Whittier Narrows Equestrian Center Refurbishment Project.
3. Authorize the Director of the Department of Parks and Recreation, or his designee, to carry out Phase 1 of the Project using a previously Board-approved Job Order Contract program.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

Approval of the recommended actions will allow the Department of Parks and Recreation (Department) to implement Phase 1 repairs and deferred maintenance at the Project site using a Board-approved Job Order Contract (JOC) and establish Capital Project No. 87231 for the proposed Whittier Narrows Equestrian Center Refurbishment Project (Project), and authorize the Department of Public Works (Public Works) to proceed with development of Phase 2 refurbishment of the Project.

On October 12, 2010, the Board approved the Whittier Narrows Equestrian Center Planning Project (Planning Project). Due to the limited availability of funding, the scope of the proposed Project has been significantly reduced. The initial design work and engineering studies completed in the Planning Project will be modified and adapted to the reduced scope of the proposed Project. The core elements of the Project are necessary to address ongoing storm water management issues at the site and deferred maintenance at the facility to comply with requirements of the Americans with Disabilities Act and State Regional Water Quality Control Board.

The Whittier Narrows Equestrian Center is located at 12191 Rooks Road in Whittier, within the Whittier Narrows Recreation Area. The proposed Project will be implemented in phases. Phase 1 consists of minor work to provide temporary stables for horses that are currently boarded at the site and the repair of existing structures, paving, and site amenities. The proposed Phase 1 of the Project will be managed by the Department and delivered using a Board-approved JOC.

Public Works will proceed with design review and construction documents to deliver the scope of work identified in Phase 2 of the Project. Phase 2 consists of replacement of existing stable structures, improvements to drainage and storm water management, and refurbishment of existing structures and amenities. The Project also includes the development of a site development plan, including construction drawings and specifications, and jurisdictional approvals.

After completion of review of design and construction documents, Public Works will return to the Board to recommend approval of Phase 2 refurbishments and budget.

## **Implementation of Strategic Plan Goals**

The proposed recommendations further the Board-approved County Strategic Plan Goals of Operational Effectiveness/Fiscal Sustainability (Goal 1), by enhancing recreation opportunities to benefit County residents in the First Supervisorial District.

### **Green Building/Sustainable Design Program**

The Project will support the Board's Green Building/Sustainable Design Program by improving storm water drainage across the site and using high efficiency lighting that is energy efficient and low maintenance.

## **FISCAL IMPACT/FINANCING**

The current estimate for Phase 1 and 2 of the proposed Project is \$6,465,000, which consist of \$1,400,000 for Phase 1 and \$5,065,000 for Phase 2. Funding sources of the Project consist of

\$495,000 Utilities Users Taxes, \$1,970,000 Extraordinary Maintenance funds, and \$4,000,000 net County costs.

Sufficient appropriation is available in the Fiscal Year (FY) 2014-15 Capital Projects/Refurbishment Budget under Capital Project No. 87231 to fund Phase 1 and 2 of the Project as currently estimated.

Upon completion of review for the design and construction documents, Public Works will return to the Board with recommendations to approve Phase 2 of the Project, including total Project budget and Project schedule.

#### Operating Budget Impact

While the Whittier Narrows Equestrian Center is operated by a third-party, the Department will have responsibility over some fixtures at the facility and incur additional ongoing operating cost. The Department will work with the Chief Executive Office to determine the appropriate level of funding and make a request for the funds in the appropriate year's New Facilities Request.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

Approval of the recommended actions will authorize the Department to implement the repairs at the Equestrian Center using a Board-approved JOC program.

In accordance with the Board's Civic Art Policy adopted on December 7, 2004, and amended on December 15, 2009, the proposed Project budget includes 1 percent of design and construction costs to be allocated to the Civic Arts Fund.

#### **ENVIRONMENTAL DOCUMENTATION**

The proposed Project is categorically exempt from the California Environmental Quality Act (CEQA). The Project, which consists of work to provide temporary stables for horses during project implementation, refurbishment of existing structures, paving for access and parking, and site amenities, and improvements to drainage and storm water management, is within certain classes of project that have been determined not to have a significant effect on the environment in that it meets the criteria set forth in Sections 15301(d), 15302 (c), 15304(a) and (f) and 15311(b) and (c) of the State CEQA Guidelines and Classes 1(c)(t), 2(e), 11(a) and (h) 4(a) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the Project involves the repair and maintenance of existing facilities with negligible or no expansion of use, the replacement of existing structures, with the same purpose and capacity, minor alterations in the condition of land, paving of a small area currently used for parking and placement of temporary structures. The replacement structures will have the same purpose and capacity as the structures replaced. No trees will be removed as part of the Project. Further, the proposed Project is not located in a sensitive area and there are no cumulative impacts, unusual circumstances or other limiting factors that would make the exemption inapplicable based on the Project records.

Upon the Board's approval of the recommended Project, the Department will file a Notice of exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

#### **IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The recommended actions will have no impact on County services or projects at this facility. Closure to portions of the equestrian center will be brief and construction will be coordinated with park staff to minimize disruption.

**CONCLUSION**

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; and the Department of Parks and Recreation.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'W. T. Fujioka', with a long horizontal line extending to the right.

WILLIAM T FUJIOKA

Chief Executive Officer

WTF:SHK:DJT

SW:CV:rp

c: Executive Office, Board of Supervisors  
County Counsel  
Arts Commission  
Auditor-Controller  
Parks and Recreation